



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

TO: INTERESTED PARTIES

FROM: MURRY WILSON, ENVIRONMENTAL DIVISION
MICHAEL CONGER, CURRENT PLANNING DIVISION

SUBJECT: COURTESY NOTICE FOR GRADING AND STORMWATER MANAGEMENT REVISIONS WORKSHOP

This is to notify you that the Planning Commission will be holding a workshop session on **Thursday, September 24, 2009** to consider the project description for the proposed Grading and Stormwater Management Ordinance and General Plan Revisions. No formal actions will be taken. The purpose of the workshop is to clarify the project description and prepare the Planning Commission for full review of the proposed revisions and environmental impact report, which is expected to occur in late October.

This courtesy notice is being provided to you for your information. Workshops for which no action will be taken are not required to have a noticed public hearing; however, at this meeting, you may express your views for or against, or to change the proposal.

WHAT'S BEING PROPOSED: Modifications to portions of the Land Use Ordinance, Coastal Zone Land Use Ordinance, Coastal Plan Policies, and North Coast Area Plan to do the following:

- Incorporate the state mandated General Construction Permit requirements (which authorizes limited stormwater discharges from construction sites) into the Land Use Ordinance and Coastal Zone Land Use Ordinance.
- Strengthen enforcement practices.
- Incorporate the state mandated Municipal Separate Storm Sewer System (MS4) requirements into the Land Use Ordinance and Coastal Zone Land Use Ordinance.
- Clarify the threshold for when grading permits are required.
- Modify the procedures for agricultural exemptions and the alternative review program.
- Prohibit grading on slopes of 30 percent or more without a variance approval (subject to adoption in the Conservation and Open Space Element).
- Reorganize Chapter 22.52 of the Land Use Ordinance for ease of use.
- Replace Coastal Zone Land Use Ordinance Sections 23.05.020 through 23.05.050 with language that is consistent with Chapter 22.52.
- Implement a portion of Program 14 (Chapter 7) of the North Coast Area Plan by requiring development in the Lodge Hill Area of Cambria to adhere to MS4 requirements.
- Add new definitions to the Land Use Ordinance and Coastal Zone Land Use Ordinance.
- Update section number references in all affected documents.

WHERE: The hearing will be held in the San Luis Obispo County Board of Supervisors Chambers, 1055 Monterey St., Room #D170, County Government Center, San Luis Obispo, CA. The Board of Supervisors Chambers are located on the corner of Santa Rosa and Monterey Streets. At the hearing all interested persons may express their views for or against, or to change the proposal.

FOR FURTHER INFORMATION: A copy of the staff report will be available on the Planning Department website, www.sloplanning.org. You may contact **Murry Wilson or Michael Conger**, Project Managers, in the San Luis Obispo County Department of Planning and Building, County Government Center, San Luis Obispo, California 93408 (805) 781-5600. Copies of the Public Hearing Draft of the proposed ordinance and General Plan revisions will also be available on www.sloplanning.org, by following the link to "Grading and Stormwater Management Revisions" on the front page.